

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 16, 2004

ITEM NO. 3

SUBJECT **DC Ranch Parcel 1.15 & 1.16**

REQUEST Request for preliminary plat and elevation approval for a townhome development on a 25 +/- acre parcel within DC Ranch.

17-PP-2004 & 56-DR-2004

Key Items for Consideration:

- This is a new development/subdivision in DC Ranch's Planning Unit 1.
- The development will comply with the Master Plans for Planning Unit 1.
- This development is located in the Airport Influence Area.

OWNER Artisan Homes
602-277-5638

APPLICANT CONTACT Rod Tomita
Artisan Homes
602-307-5920 Ext. 20

LOCATION 9301 & 9501 E Union Hills Drive

BACKGROUND **Zoning.**
DC Ranch is a master planned community. The site is zoned Single Family Residential District/Planned Community District (R1-7/PCD). Per the master development plan, the R1-7/PCD zoning district allows for 5,000-square-foot, or larger, residential lot sizes as well as townhomes.

Context.
Planning Unit 1 of DC Ranch is generally located between Pima Road to the west and 94th Street to the east, and between Union Hills Road to the north and Bell Road to the south. Planning Unit 1 is relatively flat (lower desert landform), and is zoned for both residential and commercial land uses.

Parcels 1.15 and 1.16 consist of approximately 25 acres and are located at the intersection of 94th Street and Union Hills Road (between the old Union Hills Road and the new Union Hills Road). The property is bisected by 94th Street and a wash, and is located between the Reata Wash to the east and a wash to the west. To the north exist single-family homes (Ironwood Village), a park, and vacant land, and to the south are single-family homes under construction.

APPLICANT'S PROPOSAL **Goal/Purpose of Request.**
This is a request for approval of a preliminary subdivision plat of 25 acres into 73 townhomes. There will be one point of access to the subdivision on each

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side 94th Street, with secondary emergency access points from old Union Hills to the north. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

The townhome units will have two stories, and each have its own lot and share common walls. There will be a combination of duplex building groups and triplex building groups. The fronts of the units and the adjoining common areas will be accessible by sidewalks, and will tie into the adjacent community sidewalks. The development will also have recreational amenities that include landscaped open spaces, a pool with a ramada, and picnic areas. Landscaping will be a lower Sonoran Desert theme and will conform to the Environmental Design Master Plan (EDMP).

The applicant proposes using a combination of Monterey and Western Ranch Territorial architecture styles for the buildings proposed in the development. The buildings propose using a variety of materials and colors, including concrete roof tiles, stucco exteriors with a variety of earth tone paint colors, and stone and brick accents.

IMPACT ANALYSIS

Traffic.

Roads identified in the approved Master Circulation Plan are under construction, and internal streets will be private. The 94th Street intersection at old Union Hills Drive north of the property will be designed with a traffic-calming roundabout. The access to this subdivision conforms to the DC Ranch Master Plan street system and there is adequate capacity on 94th Street for this development.

Airport Vicinity.

This development is located in the Scottsdale Airport Noise Influence Area. Due to the proximity of future homes to the Scottsdale Airport, the applicant has worked with the airport staff to provide notification documentation to future homebuyers pertaining to airport activities. The notification documentation will be distributed through the supplemental declaration of covenants, conditions, and restrictions. Use of insulation for home construction will help attenuate noise from aircraft. Both the notification and insulation proposed exceed requirements of the airport, zoning regulations, the DC Ranch development agreement, and requirements of existing residential development adjacent to Planning Unit I.

Parking.

Parking will be provided for each unit in garages and parking courts along the private internal street.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated uses as this area has been master planned for the proposed uses.

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Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Schools.

Scottsdale Unified School District indicates there are no capacity issues because the proposal is consistent with the approved master plan land use budget.

Open space.

Open space will be provided within the subdivision, and along the surrounding streets and wash.

Community Involvement.

DC Ranch has posted this development in their newsletter, and surrounding neighborhoods have been notified. The Ironwood Village neighborhood to the north has been involved with the 94th Street improvements, including the design of the traffic-calming roundabout. Other than general inquiries, there have been no comments regarding this case.

Community Impact.

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The proposal has been coordinated with the Ironwood Village neighborhood to the north, and the site design limits impacts to the surrounding roadway and the existing washes.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat
5. Parcel 1.15 Building Envelope Concept Plan
6. Parcel 1.16 Building Envelope Concept Plan
7. Conceptual Landscape & Walls Plan (2 pgs)
- A. Fire Ordinance Requirements
- B. 17-PP-2004 Stipulations
- C. 17-PP-2004 Zoning Ordinance Requirements
- D. 56-DR-2004 Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

DC RANCH PARCELS 1.15 AND 1.16 ARE TO BE DEVELOPED TOGETHER AS A PROPOSED ATTACHED UNIT TOWNHOUSE PROJECT. THIS OVERALL 25.37 GROSS ACRE SITE IS PART OF THE MASTER PLANNED COMMUNITY OF DC RANCH AND IS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF 94TH STREET AND THE NEW UNION HILLS DRIVE. THESE TWO-STORY TOWNHOMES WILL BE DEVELOPED BY ENGLE HOMES, INC. UNDER THE CURRENT R1-7 ZONING ON PARCEL 1.15 AND PARCEL 1.16. THIS RESIDENTIAL DEVELOPMENT WILL HAVE 73 TOWNHOUSES WITH 32 INDIVIDUAL LOTS ON PARCEL 1.15 AND 41 LOTS ON PARCEL 1.16. EACH SINGLE-FAMILY LOT WILL CONTAIN ONE TOWNHOUSE UNIT. THE UNITS WILL SHARE A COMMON WALL AND VARY IN COMBINATION FROM A DUPLEX TO TRIPLEX CONFIGURATION.

WITHIN PARCEL 1.15, THERE ARE 7 DUPLEX-STYLE BUILDINGS EACH CONTAINING 2 SINGLE-FAMILY LOTS AND 6 TRIPLEX-STYLE BUILDINGS EACH CONTAINING 3 SINGLE-FAMILY LOTS. EACH OF THESE LOTS WILL ACCOMMODATE ONE TOWNHOUSE UNIT, FOR A TOTAL OF 32 SINGLE-FAMILY TOWNHOUSE UNITS.

WITHIN PARCEL 1.16, THERE ARE 10 DUPLEX STYLE BUILDINGS EACH CONTAINING 2 SINGLE-FAMILY LOTS AND 7 TRIPLEX STYLE BUILDINGS EACH CONTAINING 3 SINGLE-FAMILY LOTS. EACH OF THESE LOTS WILL ACCOMMODATE ONE TOWNHOUSE UNIT, FOR A TOTAL OF 41 SINGLE-FAMILY TOWNHOUSE UNITS.

THE SITE HAS BEEN DESIGNED FOR EASY ACCESS AND MANEUVERABILITY, UTILIZING A WIDE DIVIDED ENTRY, PRIVATE STREETS AND DRIVES, AND LANDSCAPED MEDIANS. BOTH PARCELS ARE ACCESSED FROM 94TH STREET VIA PRIVATE GATED ENTRANCES, OFFERING SECURITY TO THE OVERALL DEVELOPMENT. THE TOWNHOUSE UNITS HAVE BEEN ORIENTED SO THAT THEY FRONT ON THE WIDE COMMON OPEN SPACE CORRIDORS INTEGRATED THROUGH THE COMMUNITY. THE COMMON AREAS ARE CONTIGUOUS TO SEVERAL NATURAL, UNDISTURBED WASHES THAT ARE LOCATED IN BOTH PARCELS. THE EXPANSE OF SANDY-BOTTOMED, TREE-LINE WASHES IS BEAUTIFUL TO LOOK AT AND GIVES THE PROJECT A PRESERVE-LIVING FEEL TO THE NEIGHBORHOOD.

THE TOWNHOUSES IN THIS UPSCALE RESIDENTIAL PROJECT WILL BE COMMON-WALLED HOMES, YET EACH UNIT WILL BE ON THEIR OWN INDIVIDUAL LOT. EACH UNIT WILL HAVE A TWO-CAR GARAGE. THE PRIVATE COURTYARD AREAS HAVE BEEN DESIGNED TO PROVIDE THE INDIVIDUAL HOMEOWNER A SUBSTANTIAL AREA TO CREATE A LIVING SPACE FOR RELAXATION AND ENTERTAINMENT. APPROXIMATELY 50 % OF THE PROJECT WILL BE LANDSCAPED OPEN SPACE WITH NATURAL WASH BASINS CONTINUING THE DESERT THEME PREDOMINATE IN DC RANCH. THE RECREATIONAL AMENITIES OF THIS DEVELOPMENT WILL BE A POOL WITH A RAMADA, BARBECUE, PICNIC TABLES AND BENCHES. THE FRONTS OF THE UNITS AND THE ADJOINING COMMON AREAS WILL BE ACCESSIBLE BY SIDEWALKS, AND A NEIGHBORHOOD TRAIL WILL TIE INTO THE ADJACENT DEVELOPMENT TRAIL AND PUBLIC SIDEWALKS.



Q.S.
38-50

G.I.S. ORTHOPHOTO 2003



Dc Ranch Parcel 1.15 & 1.16

17-PP-2004 & 56-DR-2004

ATTACHMENT #2



Dc Ranch Parcel 1.15 & 1.16

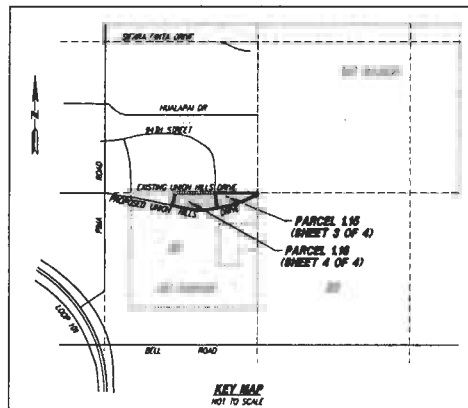
17-PP-2004/56-DR-2004



ATTACHMENT #3

DC RANCH PARCELS 1.15 & 1.16 PRELIMINARY PLAT

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.&S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



KEY MAP
NOT TO SCALE

PARCEL 1.15

OVERALL SITE DATA

EXISTING ZONING	R1-7
SITE AREA	462,954.48 SQ. FT. = 10.70 ACRES
GROSS A.C.	330,648.87 SQ. FT. = 7.58 ACRES
TOTAL LOTS WITH ATTACHED UNITS	33
OVERALL GROSS DENSITY	3.08 D.U./AC
COLLECTOR ROADS (1/2 RIGHT-OF-WAY)	
BURN STREET	0.59 ACRES
EAST UNION HILLS ROAD	0.94 ACRES
PROPOSED UNION HILLS ROAD	1.87 ACRES
TOTAL	3.42 ACRES
PRIVATE ROADS (TRACT 2A)	
30' PRIVATE STREET	0.10 ACRES
24' PRIVATE ACCESSORY	0.58 ACRES
TOTAL	1.22 ACRES

COMMON OPEN SPACE

REQUIRED OPEN SPACE	
TOTAL	1.80 ACRES
PERCENTAGE	15%
PROPOSED OPEN SPACE (TRACT 2B-2C)	
OPEN SPACE/RECREATION/MEDIAN/UTILITY ACCESS EASEMENTS	4.30 ACRES
PERCENTAGE	9%

PROPOSED PARKING

OFF-STREET	30
STANDARD	3
HANDICAPPED	3
ON-STREET	33
TOTAL	69
REQUIRED PARKING	33

PARCEL 1.16

OVERALL SITE DATA

EXISTING ZONING	R1-7
SITE AREA	464,712.10 SQ. FT. = 10.70 ACRES
GROSS A.C.	375,194.96 SQ. FT. = 8.62 ACRES
TOTAL LOTS WITH ATTACHED UNITS	41
OVERALL GROSS DENSITY	1.81 D.U./AC
COLLECTOR ROADS (1/2 RIGHT-OF-WAY)	
BURN STREET	0.36 ACRES
EAST UNION HILLS ROAD	0.53 ACRES
PROPOSED UNION HILLS ROAD	1.75 ACRES
TOTAL	2.64 ACRES
PRIVATE ROADS (TRACT 2A)	
30' PRIVATE STREET	0.16 ACRES
24' PRIVATE ACCESSORY	0.16 ACRES
TOTAL	1.32 ACRES

COMMON OPEN SPACE

REQUIRED OPEN SPACE	
TOTAL	1.84 ACRES
PERCENTAGE	15%
PROPOSED OPEN SPACE (TRACT 2B-2C)	
OPEN SPACE/RECREATION/MEDIAN/UTILITY ACCESS EASEMENTS	4.30 ACRES
PERCENTAGE	9%

PROPOSED PARKING

OFF-STREET	30
STANDARD	3
HANDICAPPED	3
ON-STREET	33
TOTAL	69
REQUIRED PARKING	33

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION IN AD ZONE, USE DEPTH
048502	1248	E	07-18-2001	AD	1

FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF POONDS); BASE FLOOD ELEVATIONS OF 10.0 FEET.

UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
REFUSE	CITY OF SCOTTSDALE
FIRE	CITY OF SCOTTSDALE
ELECTRICITY	APS
TELEPHONE	QWEST
GAS	SOUTHWEST GAS
CABLE	COM COMMUNICATIONS
FM	CITY OF SCOTTSDALE

PROJECT DESCRIPTION

DC RANCH PARCELS 1.15 AND 1.16 ARE TO BE DEVELOPED TOGETHER AS A PROPOSED ATTACHED UNIT TOWNHOUSE PROJECT IN SCOTTSDALE, ARIZONA. PARCEL 1.15 WILL BE DEVELOPED IN THE FIRST PHASE AND PARCEL 1.16 WILL BE DEVELOPED IN THE SECOND PHASE OF THIS PROJECT. THIS OVERALL 11.48 GROSS ACRE SITE IS PART OF THE MASTER PLANNED COMMUNITY OF DC RANCH AND IS LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF BURN STREET AND THE NEW UNION HILLS DRIVE. THESE TWO-STORY TOWNHOUSES WILL BE DEVELOPED BY SINGLE HOMES UNDER THE CURRENT R1-7 ZONING ON BOTH PARCELS. THIS RESIDENTIAL DEVELOPMENT WILL HAVE 74 INDIVIDUAL TOWNHOUSES WITH 33 INDIVIDUAL LOTS ON PARCEL 1.15 AND 41 LOTS ON PARCEL 1.16. THE PROPOSED 2-STORY DUPLEX/TOWNHOUSE UNITS WILL SHARE A COMMON WALL. ACCESS TO BOTH DEVELOPMENT PARCELS IS FROM BURN STREET BY PRIVATE STREETS AND ACCESSWAYS. THE UNITS ARE DESIGNED WITH CLEAN HORIZONTAL BUILDING LINES, FRONTS ORIENTED TO OPEN SPACE AND VIEWS, PRIVATE COURTYARDS, AND NEAR GARAGES PRIMARILY LOCATED ON REAR PRIVATE ACCESSWAYS.

THE OVERALL PROJECT WILL PROVIDE A WONDROUS LIVING ENVIRONMENT THAT WILL FEATURE INTEGRATED OPEN SPACE AREAS UTILIZING THE EXISTING BURNING WITH A SCENERIC VIEW OF THE BURNING HILLS. THE PRIVATE OPEN SPACE AREAS WILL BE SCIENTIFICALLY LANDSCAPED WITH A SCENERIC VIEW, BURNING UP APPROXIMATELY 0.70 ACRES, OR 11 PERCENT OF THE OVERALL DEVELOPMENT. THE COMMON AREAS IN EACH PHASE HAVE BEEN DESIGNED WITH A BURNING CATERING AREA CONTAINING A BARBEQUE, PICNIC TABLES AND BENCHES. A POOL AREA HAS BEEN DESIGNED IN THE SOUTHWEST CORNER OF PARCEL 1.16 FOR THE COMMON USE OF BOTH PARCELS. RESIDENTS IN PARCEL 1.15 WILL USE THE INTERSECTION OF BURN STREET AND PROPOSED UNION HILLS DRIVE TO ACCESS A WINDSURFING TRAIL LEADING TO THE POOL AREA. ALL COMMON AREAS FOR BOTH PARCELS ARE ACCESSIBLE BY FRONT SIDEWALKS AND CENTRALIZED NEIGHBORHOOD TRAILS THAT CONNECT TO COMMUNITY TRAILS AND PUBLIC SIDEWALKS. A WINDSURFING ACCESSORY WILL MAINTAIN THE DESIGNED LANDSCAPED OPEN SPACE, PROJECT ARCHITECTURE, SCREENING WALLS, THE ENTRY FEATURE AND SIDEWALK, AND THE PRIVATE STREETS AND ACCESSWAYS.

PLANNING/ENGINEER

LANDMARK ENGINEERING, INC.
CONTACT: GARY CLAWSON/
JAMES S. LONON, P.E.
7315 N. 16TH STREET, SUITE 205
PHOENIX, ARIZONA 85020
PHONE: (602) 861-3000
FAX: (602) 861-3175

DEVELOPER/OWNER

ENGLE HOMES
CONTACT: ROP GULLAND
3150 SOUTH 48TH STREET SUITE 100
PHOENIX, ARIZONA 85040
PHONE: (602) 968-1700
FAX: (602) 914-0071

PARCEL 1.15 - LOT & SETBACK DEVELOPMENT STANDARDS

DESCRIPTION	REQUIRED STANDARDS	PROPOSED STANDARDS
MINIMUM OVERALL SITE AREA	4 GROSS ACRES	462,954.48 SQ. FT. ACRES
MINIMUM LOT WIDTH	NONE	NONE
MINIMUM LOT DEPTH	NONE	NONE
MINIMUM BUILDING HEIGHT	30 FEET	30 FEET
MINIMUM OVERALL DENSITY	5000 SQ. FT.	14,118 SQ. FT.
BUILDING SETBACKS		
MINIMUM SETBACK FROM OVERALL PROPERTY LINE	15 FEET ¹	15 FEET ¹
INDIVIDUAL LOT BUILDING SETBACKS	NONE ²	NONE ²
BUILDINGS ADJACENT TO A DEDICATED PUBLIC STREET	30 FEET ³	30 FEET ³
DISTANCE BETWEEN NON-ATTACHED BUILDINGS	10 FEET	10 FEET

- THE MINIMUM GROSS LAND AREA PER ONE (1) ATTACHED DWELLING UNIT SHALL BE FIVE THOUSAND (5,000) SQUARE FEET AS CALCULATED FOR THE OVERALL DEVELOPMENT PARCEL. THERE SHALL NOT BE MORE THAN ONE (1) SINGLE-FAMILY DWELLING UNIT ON ANY ONE (1) LOT.
CALCULATION: (GROSS SITE SQ. FT.) / (TOTAL LOTS) = GROSS LAND AREA PER 1 ATTACHED UNIT
(462,954) / (33) = 14,118
- A BUILDING SETBACK OF NOT LESS THAN FIFTEEN (15) FEET SHALL BE PROVIDED FOR THE SINGLE STORY STRUCTURES MEASURED FROM THE PROPERTY LINE. AN ADDITIONAL SETBACK DEPTH OF TEN (10) FEET SHALL BE PROVIDED FOR EACH ADDITIONAL STORY.
- A BUILDING MAY BE CONSTRUCTED ON THE PROPERTY LINE(S). HOWEVER, IF ANY THIRD IS TO BE MAINTAINED, IT SHALL NOT BE LESS THAN TEN (10) FEET IN DEPTH OR MORE. LARGER BUILDING SETBACKS MAY BE PROVIDED IF THE EXISTING OR FUTURE DEVELOPMENT OF THE AREA AROUND THE SITE WARRANTS SUCH LARGER SETBACKS. ZERO LOT LINE AND COMMON WALLS ARE ALLOWED.
- NO BUILDING OR PART THEREOF SHALL BE DIRECTED OR ALTERED IN THIS DISTRICT THAT IS NEARER THAN TWENTY (20) FEET TO A DEDICATED PUBLIC STREET.

PARCEL 1.16 TRACT TABLE

TRACT	PROPOSED USE	AREA
A	PRIVATE STREET/ACCESSORY/UTILITY/PARKING/EMERGENCY AND SERVICE VEHICLE ACCESS EASE.	1.32 AC
B	OPEN SPACE/RECREATION/UTILITY/ACCESS/EMERGENCY AND SERVICE VEHICLE ACCESS EASE.	4.18 AC
C	LANDSCAPED MEDIAN	0.02 AC
D	LANDSCAPED MEDIAN	0.04 AC
E	LANDSCAPED MEDIAN	0.04 AC
TOTAL:		5.60 AC

PARCEL 1.16 - LOT & SETBACK DEVELOPMENT STANDARDS

DESCRIPTION	REQUIRED STANDARDS	PROPOSED STANDARDS
MINIMUM OVERALL SITE AREA	4 GROSS ACRES	464,712.10 SQ. FT. ACRES
MINIMUM LOT WIDTH	NONE	NONE
MINIMUM LOT DEPTH	NONE	NONE
MINIMUM BUILDING HEIGHT	30 FEET	30 FEET
MINIMUM OVERALL DENSITY	5000 SQ. FT.	14,120 SQ. FT.
BUILDING SETBACKS		
MINIMUM SETBACK FROM OVERALL PROPERTY LINE	15 FEET ¹	15 FEET ¹
INDIVIDUAL LOT BUILDING SETBACKS	NONE ²	NONE ²
BUILDINGS ADJACENT TO A DEDICATED PUBLIC STREET	30 FEET ³	30 FEET ³
DISTANCE BETWEEN NON-ATTACHED BUILDINGS	10 FEET	10 FEET

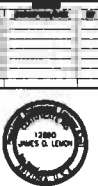
- THE MINIMUM GROSS LAND AREA PER ONE (1) ATTACHED DWELLING UNIT SHALL BE FIVE THOUSAND (5,000) SQUARE FEET AS CALCULATED FOR THE OVERALL DEVELOPMENT PARCEL. THERE SHALL NOT BE MORE THAN ONE (1) SINGLE-FAMILY DWELLING UNIT ON ANY ONE (1) LOT.
CALCULATION: (GROSS SITE SQ. FT.) / (TOTAL LOTS) = GROSS LAND AREA PER 1 ATTACHED UNIT
(464,712) / (33) = 14,120
- A BUILDING SETBACK OF NOT LESS THAN FIFTEEN (15) FEET SHALL BE PROVIDED FOR THE SINGLE STORY STRUCTURES MEASURED FROM THE PROPERTY LINE. AN ADDITIONAL SETBACK DEPTH OF TEN (10) FEET SHALL BE PROVIDED FOR EACH ADDITIONAL STORY.
- A BUILDING MAY BE CONSTRUCTED ON THE PROPERTY LINE(S). HOWEVER, IF ANY THIRD IS TO BE MAINTAINED, IT SHALL NOT BE LESS THAN TEN (10) FEET IN DEPTH OR MORE. LARGER BUILDING SETBACKS MAY BE PROVIDED IF THE EXISTING OR FUTURE DEVELOPMENT OF THE AREA AROUND THE SITE WARRANTS SUCH LARGER SETBACKS. ZERO LOT LINE AND COMMON WALLS ARE ALLOWED.
- NO BUILDING OR PART THEREOF SHALL BE DIRECTED OR ALTERED IN THIS DISTRICT THAT IS NEARER THAN TWENTY (20) FEET TO A DEDICATED PUBLIC STREET.

PARCEL 1.16 TRACT TABLE

TRACT	PROPOSED USE	AREA
A	PRIVATE STREET/ACCESSORY/UTILITY/PARKING/EMERGENCY AND SERVICE VEHICLE ACCESS EASE.	1.32 AC
B	OPEN SPACE/RECREATION/UTILITY/ACCESS/EMERGENCY AND SERVICE VEHICLE ACCESS EASE.	4.17 AC
C	LANDSCAPED MEDIAN	0.03 AC
D	LANDSCAPED MEDIAN	0.04 AC
E	LANDSCAPED MEDIAN	0.04 AC
TOTAL:		5.60 AC

CASE # PA-29-2004

17-PP-2004
Rev. 12-1-04



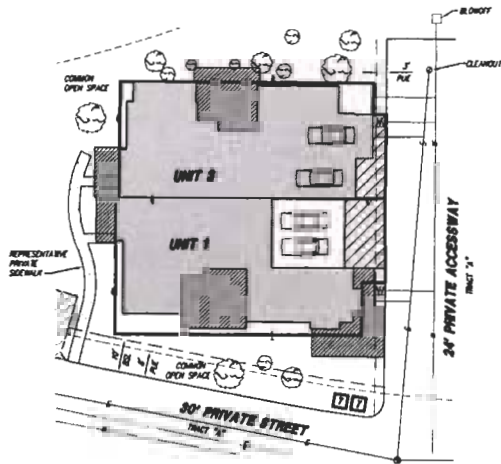
LANDMARK ENGINEERING INC.
7315 North 16th Street
Phoenix, Arizona 85020
Phone: (602) 861-3000
Fax: (602) 861-3175

DC RANCH PARCELS 1.15 & 1.16
PRELIMINARY PLAT
IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

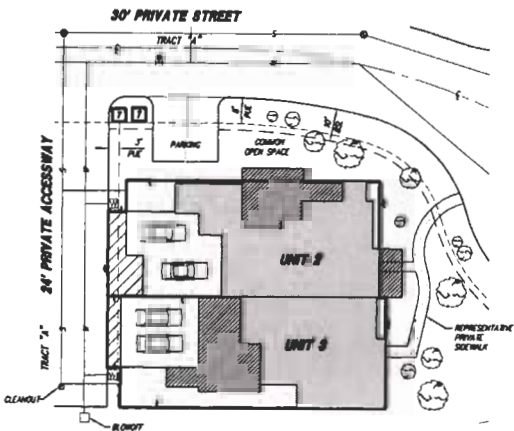
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DC RANCH PARCELS 1.15 & 1.16 PRELIMINARY PLAT

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



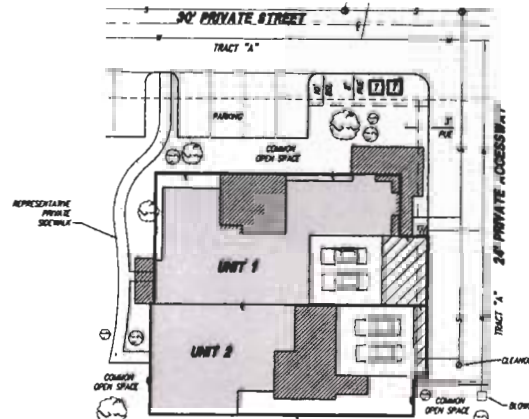
1A' REPRESENTATIVE BUILDING COMPLEX PLAN 1A'
WITH LOT DIMENSIONS AND WATER AND SEWER LAYOUT



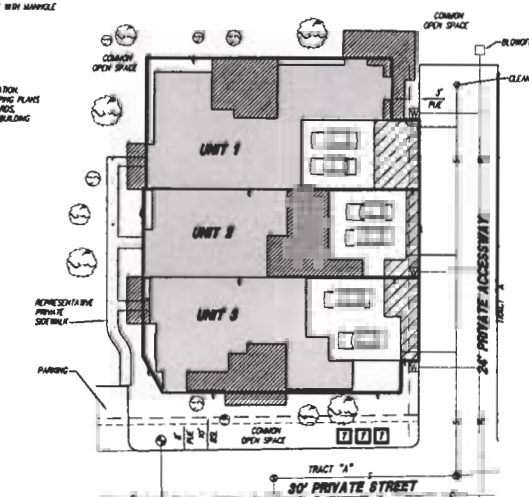
2A' REPRESENTATIVE BUILDING COMPLEX PLAN 2A'
WITH LOT DIMENSIONS AND WATER AND SEWER LAYOUT

- LEGEND**
- PROPOSED WATER METER
 - PROPOSED TRASH PAD
 - PROPOSED TOWNHOUSE BUILDING
 - PROPOSED PRIVATE WALLED COURTYARD OR SIDEYARD
 - PROPOSED PRIVATE DRIVEWAY
 - PROPOSED 8" PUBLIC WATER LINE
 - PROPOSED 8" PUBLIC SEWER LINE WITH MANHOLE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED FIRE HYDRANT
 - REPRESENTATIVE LANDSCAPING

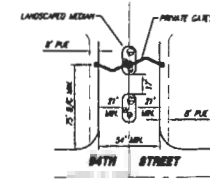
NOTE: THESE DETAILS ARE A GRAPHIC REPRESENTATION. PLEASE SEE ARCHITECTURAL AND LANDSCAPING PLANS FOR EXACT LOCATIONS OF WALLS, COURTYARDS, SIDEYARDS, SIDEWALKS, LANDSCAPING AND BUILDING DIMENSIONS.



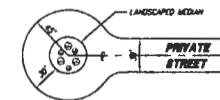
2A' REPRESENTATIVE BUILDING COMPLEX PLAN 2A'
WITH LOT DIMENSIONS AND WATER AND SEWER LAYOUT



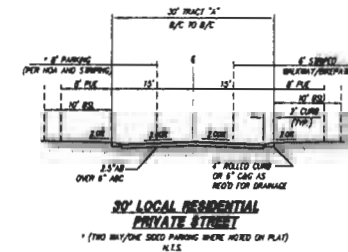
3A' REPRESENTATIVE BUILDING COMPLEX PLAN 3A'
WITH LOT DIMENSIONS AND WATER AND SEWER LAYOUT



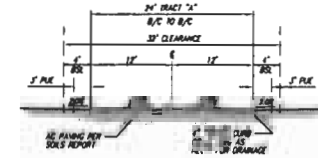
TYPICAL MINIMUM GATED ENTRANCE
N.T.S.



TYPICAL CUR-DE-BAC
N.T.S.



TYPICAL LOCAL RESIDENTIAL PRIVATE STREET
N.T.S.



TYPICAL 24' PRIVATE ACCESSWAY AND UTILITY BASEMENT
N.T.S.

LANDMARK
ENGINEERING, INC.
7310 North 16th Street
Phoenix, Arizona 85020

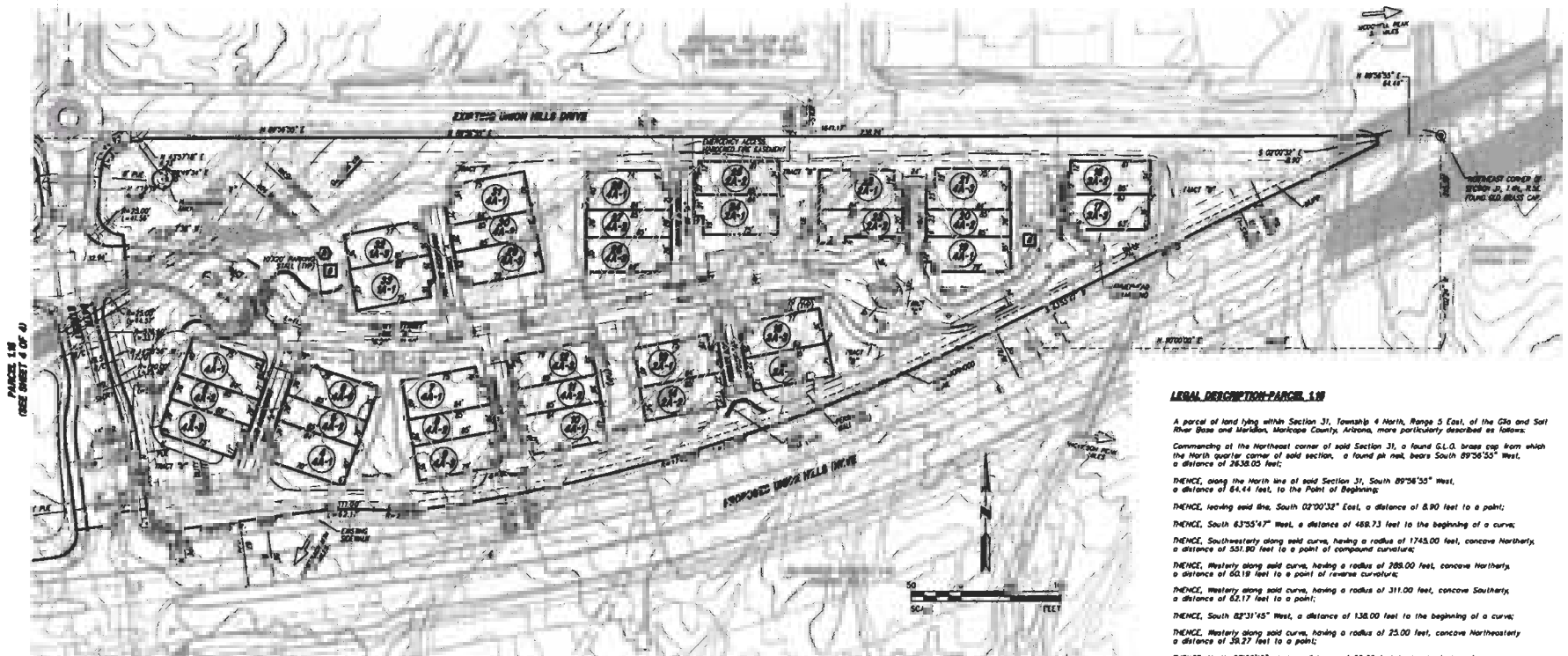
DC RANCH PARCELS 1.15 & 1.16
PRELIMINARY PLAT

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT
IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

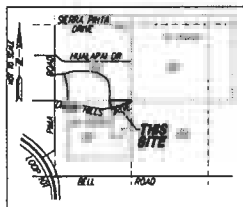
DATE: 11-11-2004
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1/8" = 1'-0"

DC RANCH PARCELS 1.15 & 1.16 PRELIMINARY PLAT - PARCEL 1.15

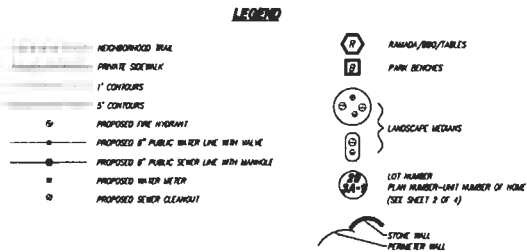
A PORTION OF AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



PARCEL 1.15
SHEET 4 OF 4



VICINITY MAP
SECTION 31
T.4N. R.5E. S.48R.10



- NOTES:
- SEE SHEET 2 OF 4 FOR TYPICAL LOT DIMENSIONS AND SETBACKS/CONNECTION TO LOTS FROM PRIVATE STREET.
 - SEE SHEET 2 OF 4 FOR TYPICAL LOT DIMENSIONS AND SETBACKS/CONNECTION TO LOTS FROM PRIVATE STREET.
 - PRIVATE SIDEWALKS WILL CONNECT TO THE FRONT DOORS OF EACH HOME. SEE SHEET 2 OF 4 FOR TYPICAL CONNECTIONS.
 - BUILDINGS WILL BE CONSTRUCTED WITHIN THE LOT LINES AND COMPLY WITH ALL APPLICABLE SETBACKS.

LEGAL DESCRIPTION-PARCEL 1.15

A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Basins and Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 31, a found G.L.O. brass cap from which the North quarter corner of said section, a found pin nail, bears South 89°56'55" West, a distance of 2638.05 feet;

THENCE, along the North line of said Section 31, South 89°56'55" West, a distance of 64.44 feet to the Point of Beginning;

THENCE, leaving said line, South 02°00'32" East, a distance of 8.90 feet to a point;

THENCE, South 63°55'47" West, a distance of 488.73 feet to the beginning of a curve;

THENCE, Southwesterly along said curve, having a radius of 1745.00 feet, concave Northerly, a distance of 531.90 feet to a point of compound curvature;

THENCE, Westerly along said curve, having a radius of 288.00 feet, concave Northerly, a distance of 60.18 feet to a point of reverse curvature;

THENCE, Westerly along said curve, having a radius of 311.00 feet, concave Southerly, a distance of 62.17 feet to a point;

THENCE, South 82°31'45" West, a distance of 138.00 feet to the beginning of a curve;

THENCE, Westerly along said curve, having a radius of 25.00 feet, concave Northeasterly, a distance of 26.27 feet to a point;

THENCE, North 07°28'15" West, a distance of 68.32 feet to the beginning of a curve;

THENCE, Northwesterly along said curve, having a radius of 210.00 feet, concave Westerly, a distance of 56.69 feet to a point of reverse curvature;

THENCE, Northwesterly along said curve, having a radius of 190.00 feet, concave Easterly, a distance of 25.48 feet to a point;

THENCE, North 14°58'56" West, a distance of 17.70 feet to the beginning of a curve;

THENCE, Northwesterly along said curve, having a radius of 378.50 feet, concave Easterly, a distance of 33.17 feet to a point of compound curvature;

THENCE, Northwesterly along said curve, having a radius of 25.00 feet, concave Southeasterly, a distance of 44.57 feet to a point;

THENCE, North 05°32'36" West, a distance of 52.22 feet to the beginning of a curve;

THENCE, Northwesterly along said curve, having a radius of 25.00 feet, concave Northeasterly, a distance of 41.56 feet to a point;

THENCE, North 04°18'10" East, a distance of 40.80 feet to the beginning of a curve;

THENCE, Northwesterly along said curve, having a radius of 30.00 feet, concave Southeasterly, a distance of 44.95 feet to a point;

THENCE, South 89°49'34" East, a distance of 8.33 feet to a point;

THENCE, North 43°57'18" East, a distance of 4.25 feet to a point;

THENCE, North 89°56'55" East, a distance of 1236.24 feet to the Point of Beginning.

Containing 7.591 acres, or 330,681.26 square feet, more or less.

REMARKS

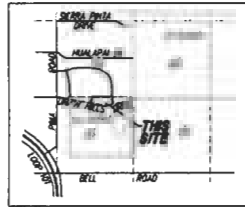
CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF EASTROAD HUNTERMAN PLAZA PARKWAY AND DESERT CAMP DRIVE (EASTERN INTERSECTION)
ELEVATION = 1983.56 DC RANCH DATUM
ELEVATION = 1983.632 CITY OF SCOTTSDALE NAVD 83 DATUM
(BASED ON ELEVATION BELOW)

GENERAL LAND OFFICE BRASS CAP AT THE NORTHEAST CORNER OF SECTION 16, T.4N. R.5E. CITY OF SCOTTSDALE OPS POINT NUMBER 1192
ELEVATION = 1974.00 DC RANCH DATUM
ELEVATION = 1973.882 CITY OF SCOTTSDALE NAVD 83 DATUM
(BASED ON ELEVATION BELOW)

17-PP-2004

Rev. 12-1-04

DC RANCH PARCELS 1.15 & 1.16
PRELIMINARY PLAT - PARCEL 1.15



DC RANCH PARCELS 1.15 & 1.16 PRELIMINARY PLAT - PARCEL 1.16

A PORTION OF AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST,, G.&S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION-PARCEL 1.16

A parcel of land lying within Section 31, Township 4 North, Range 5 East, of the Gila and Salt River Basins and Maricopa County, Arizona, more particularly described as follows:

Commencing at the North quarter corner of said Section 31, a found pin nail from which the Northeast corner of said section, a found G.L.O. brass cap, bears North 89°56'55" East, a distance of 253.05 feet;

THENCE, along the North line of said Section 31, North 89°56'55" East, a distance of 632.44 feet, to the Point of Beginning;

THENCE, continuing along said line, North 89°56'55" East, a distance of 252.84 feet to a point;

THENCE, leaving said line, South 45°02'41" West a distance of 4.24 feet to a point;

THENCE, North 89°52'24" West a distance of 10.38 feet to the beginning of a curve;

THENCE, Southerly along said curve, having a radius of 30.00 feet, concave Southwesterly, a distance of 42.43 feet to a point;

THENCE, South 08°10'37" East, a distance of 42.24 feet to the beginning of a curve;

THENCE, Southwesterly along said curve, having a radius of 25.00 feet, concave Northwesterly, a distance of 40.44 feet to a point;

THENCE, South 07°15'15" East, a distance of 72.01 feet to the beginning of a curve;

THENCE, Southwesterly along said curve, having a radius of 25.00 feet, concave Southwesterly, a distance of 37.01 feet to a point of reverse curvature;

THENCE, Southwesterly along said curve, having a radius of 633.50 feet, concave Northwesterly, a distance of 55.67 feet to a point;

THENCE, South 14°58'56" East, a distance of 4.27 feet to the beginning of a curve;

THENCE, Southwesterly along said curve, having a radius of 80.00 feet, concave Westerly, a distance of 43.21 feet to a point of reverse curvature;

THENCE, Southerly along said curve, having a radius of 110.00 feet, concave Southwesterly, a distance of 36.39 feet to a point;

THENCE, South 07°28'15" East, a distance of 87.34 feet to the beginning of a curve;

THENCE, Southwesterly along said curve, having a radius of 25.00 feet, concave Northwesterly, a distance of 38.27 feet to a point;

THENCE, South 82°31'41" West, a distance of 25.07 feet to a point;

THENCE, North 87°44'36" West, a distance of 71.02 feet to a point;

THENCE, South 82°31'45" West, a distance of 67.55 feet to a point;

THENCE, South 65°48'48" West, a distance of 41.76 feet to a point;

THENCE, South 82°31'45" West, a distance of 4.83 feet to the beginning of a curve;

THENCE, Westerly along said curve, having a radius of 1745.00 feet, concave Northerly, a distance of 730.45 feet to a point;

THENCE, North 73°25'17" West, a distance of 360.77 feet to a point;

THENCE, North 09°32'12" East, a distance of 258.98 feet to a point;

THENCE, North 86°39'31" East, a distance of 255.57 feet to the beginning of a curve;

THENCE, Easterly along said curve, having a radius of 11515.00 feet, concave Southerly, a distance of 661.26 feet to the Point of Beginning.

Containing 11.751 acres, or 511,081.05 square feet, more or less.

Except the following property described below:

A PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASINS AND MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND P.N. NAIL AT THE NORTH QUARTER CORNER OF SAID SECTION 31, FROM WHICH A G.L.O. BRASS CAP AT THE NORTHEAST CORNER OF SAID SECTION 31, BEARS NORTH 89 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 253.05 FEET;

THENCE ALONG THE NORTH-WESTERLY CORNER OF SAID SECTION 31, SOUTH 09 DEGREES 00 MINUTES 11 SECONDS EAST, A DISTANCE OF 314.62 FEET;

LEGAL DESCRIPTION-PARCEL 1.16 (CONTINUED)

THENCE DEPARTING SAID WESTERLY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 16.42 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 88 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 265.57 FEET TO A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1745.00 FEET.

THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ARC LENGTH OF 1745.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 41 MINUTES 49 SECONDS.

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 337.55 FEET;

THENCE SOUTH 14 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 163.76 FEET TO A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS NORTH 14 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 1745.00 FEET.

THENCE WESTERLY ALONG SAID CURVE, THROUGH AN ARC LENGTH OF 53.96 FEET AND A CENTRAL ANGLE OF 01 DEGREES 48 MINUTES 18 SECONDS.

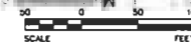
THENCE NORTH 00 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 360.77 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 258.98 FEET TO THE POINT OF BEGINNING.

REMARKS

CITY OF SCOTTSDALE BRASS CAP FOUND AT THE INTERSECTION OF LAKESIDE BOULEVARD FROM PARKWAY AND DESERT CAMP DRIVE (EASTERN INTERSECTION).
ELEVATION = 1883.56 DC RANCH DATUM
ELEVATION = 1883.82 CITY OF SCOTTSDALE NAVD 83 DATUM
(BASED ON EQUATION BELOW)

PERMANENT GENERAL LAND OFFICE BRASS CAP AT THE NORTHEAST CORNER OF SECTION 16, T4N, R5E, CITY OF SCOTTSDALE GPS POINT NUMBER 7192
ELEVATION = 1914.00 DC RANCH DATUM
ELEVATION = 1913.362 CITY OF SCOTTSDALE NAVD 83 DATUM
EQUATION = (-) 0.798 FROM DC RANCH DATUM TO CITY OF SCOTTSDALE NAVD 83 DATUM AT GPS POINT NUMBER 7192



LEGEND

- NEIGHBORHOOD ROAD
- PRIVATE SIDEWALK
- 1' CONTOURS
- 5' CONTOURS
- PROPOSED FIRE HYDRANT
- PROPOSED 8" PUBLIC WATER LINE WITH VALVE
- PROPOSED 8" PUBLIC SEWER LINE WITH MANHOLE
- PROPOSED 18" WATER
- PROPOSED SEWER CLEANOUT
- RANCHO/BRO/TABLETS
- PARK BENCHES
- LANDSCAPE MEDIAN
- LOT NUMBER PLAN NUMBER-UNIT NUMBER OF HOME (SEE SHEET 2 OF 4)
- STONE WALL PERIMETER WALL

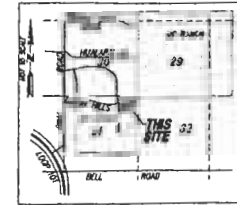
- NOTES: 1. SEE SHEET 2 OF 4 FOR TYPICAL LOT DIMENSIONS AND SEWER/WATER CONNECTION TO LOTS FROM PRIVATE ACCESSORY.
2. SEE WALL DETAILS ARE ON THE LANDSCAPE PLAN.
3. PRIVATE SIDEWALKS WILL CONNECT TO THE FRONT DOORS OF EACH HOME. SEE SHEET 2 OF 4 FOR TYPICAL CONNECTIONS.
4. BUILDINGS WILL BE CONSTRUCTED WITHIN THE LINES AND COMPLY WITH ALL APPLICABLE STANDARDS.

DC RANCH PARCELS 1.15 & 1.16
PRELIMINARY PLAT - PARCEL 1.16
A PORTION OF AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT
IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

17-PP-1004
Rev. 12-1-04

DC RANCH PARCEL 1.15 BUILDING ENVELOPE CONCEPT PLAN

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.A.S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
SECTION 31
1/4, R.5, G.A.S.R.B.&M



PLANNER/ENGINEER

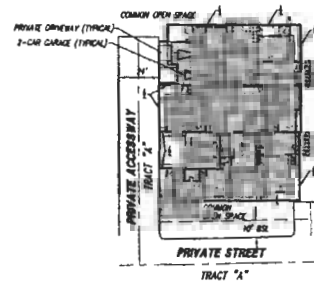
LANDMARK ENGINEERING, INC.
CONTACT: GARY CLARKE/JOHN
JAMES D. LEWIS, P.E.
7710 N. 10TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 861-2025
FAX: (602) 861-2175

DEVELOPER

ARRISON HOMES, INC.
CONTACT: ERIC BROWN
1410 N. CENTRAL
PHOENIX, ARIZONA 85004
PHONE: (602) 277-5438
FAX: (602) 277-5198

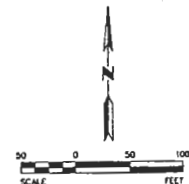
OWNER

DC RANCH, LLC
CONTACT: PETER FOMETA
1410 N. CENTRAL
PHOENIX, ARIZONA 85004
PHONE: (602) 277-5438
FAX: (602) 277-5198



TOWNHOUSE BUILDING
PRIVATE WALKED COURTYARD
BY SIDEYARD

NOTE: ALL BUILDING STRUCTURES WILL BE CONSTRUCTED
OUTSIDE OF BUILDING SETBACK LINE.



LANDMARK
ENGINEERING INC.
7710 NORTH 10TH STREET
PHOENIX, ARIZONA 85020
602.861.2025

DC RANCH PARCEL 1.15
BUILDING ENVELOPE CONCEPT PLAN
AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT
IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

AS SHOWN
DATE: 06/29/04
SCALE: 1" = 50'-0"

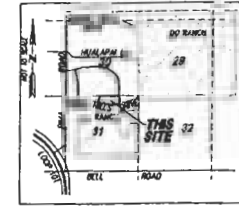
1 1 SHEET

17-PP-2004

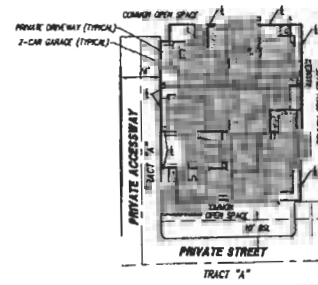
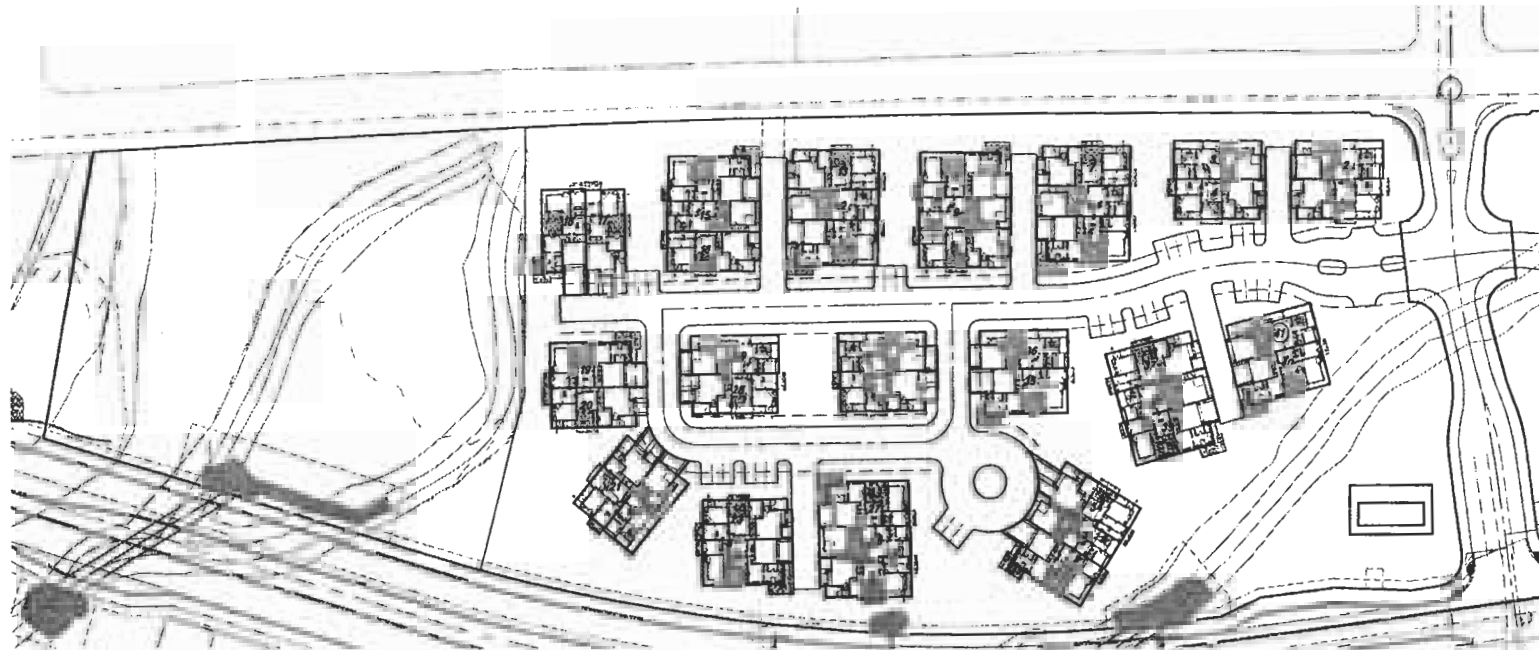
7/01/04

DC RANCH PARCEL 1.16 BUILDING ENVELOPE CONCEPT PLAN

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.&S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

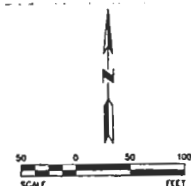


VICINITY MAP
SECTION 31
T. 4N, R. 5E, G.S.R.B.&M.



- TOWNHOUSE BUILDING
- PRIVATE WALLED COURTYARD
- PRIVATE DRIVEWAY

NOTE: ALL BUILDING STRUCTURES WILL BE CONSTRUCTED OUTSIDE OF BUILDING SETBACK LINE.



PLANNING/ENGINEERING

LANDMARK ENGINEERING, INC.
CONTACTS: GARY CLAWSON/
JAMES G. LUDWIG, P.E.
7320 N. MINI STREET, SUITE 200
PHOENIX, ARIZONA 85020
PHONE: (602) 981-3000
FAX: (602) 981-2175

DEVELOPER

ARTISAN HOMES, INC.
CONTACT: ERIC BROWN
1110 N. CENTRAL
PHOENIX, ARIZONA 85004
PHONE: (602) 277-5836
FAX: (602) 277-5096

OWNER








DC RANCH, LLC
CONTACT: ROB TUNNEY
1110 N. CENTRAL
PHOENIX, ARIZONA 85004
PHONE: (602) 277-5836
FAX: (602) 277-5096



LANDMARK
ENGINEERING INC.
2218 North 14th Street
Phoenix, Arizona 85016
982.841.3001

DC RANCH PARCEL 1.16
BUILDING ENVELOPE CONCEPT PLAN
AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT
IN THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

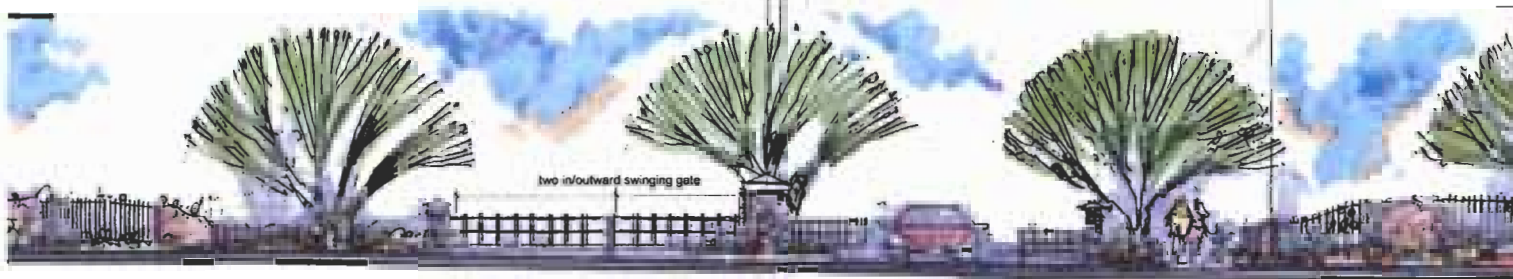
DESIGNED BY	03/01
DRAWN BY	03/01
CHECKED BY	03/01 - 01/02
DATE	06/29/04

plant palette		character: enhanced		
botanical of name		common name		size
trees				
	<i>Ginkgo biloba</i>	European Fan Palm		10' x 8'
	<i>Pinus strobus</i>	Pinewood		20' x 8'
	<i>Abies balsamea</i>	Blue Spruce		10' x 8'
all shrubs				
	<i>Hydrangea paniculata</i>	Hydrangea paniculata		3' x 3'
	<i>Juniperus communis</i>	Juniper		3' x 3'
	<i>Yucca filamentosa</i>	Yucca filamentosa		3' x 3'
	<i>Philadelphus coronarius</i>	Philadelphus coronarius		3' x 3'
	<i>Hamamelis virginica</i>	Hamamelis virginica		3' x 3'
	<i>Salix purpurea</i>	Salix purpurea		3' x 3'
	<i>Salix purpurea</i>	Salix purpurea		3' x 3'
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[illegible]

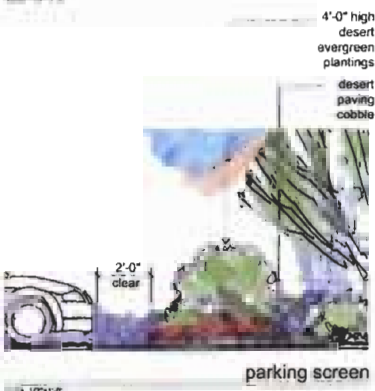
L1.01

column with native, on-site stone, set to resemble a dry stacked wall (no expose mortar)
project neighborhood identification

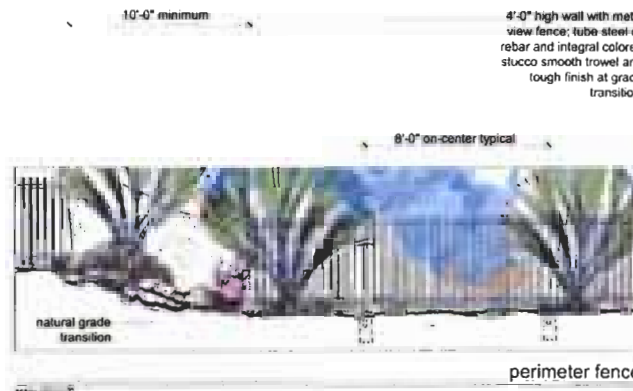


entry gate - metal; tube steel and rebar w/ rusted finish
decorative lighting
8'-0" walkway
4'-0" high wall with metal view fence; tube steel and integral colored stucco smooth trowel and tough finish.

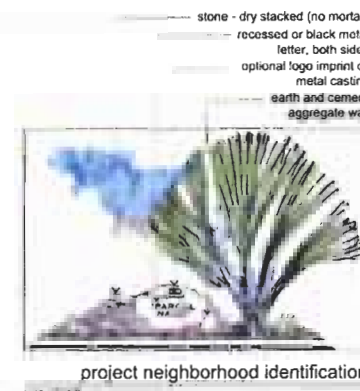
character elevation at main entry



parking screen



perimeter fence



project neighborhood identification



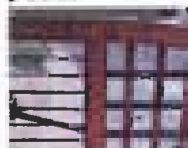
perimeter wall



perimeter wall

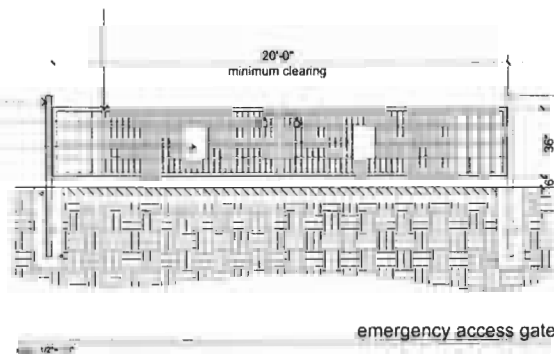
these images are representative of the materials and colors to be used. final materials, finish and colors will comply with DC Ranch standards.

general note



entry / emergency access gate

access gate - metal tube steel and rebar w/ rusted finish to match entry gate
tube steel post w/ rusted finish
fire department knox padlock
city of scottsdale fire lane sign (cos detail 2365)
notes:
gate design will comply with city of scottsdale standard details 2364 (fire and emergency access and delineation) and 2221 (curb and gutter).
hard surface to be designed to withstand 83000 lb. live load
hard surfacing for emergency driveline and sidewalk to be concrete (color and finish to match DC Ranch standards).



emergency access gate

ARTISAN HOMES
1410 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
TEL: 602.277.5198
FAX: 602.277.5198
OWNER:
CITY OF SCOTTSDALE, ARIZONA
1410 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
TEL: 602.277.5638
FAX: 602.277.5198
DESIGNER:
CITY OF SCOTTSDALE, ARIZONA
1410 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
TEL: 602.277.5638
FAX: 602.277.5198

PROJECT NAME: dc ranch parcel 1.15 and 1.16
LOCATION: scottsdale, arizona

ISSUED DATE: JUNE 29, 2004
REVISIONS:
ISSUED FOR: preliminary plat application
SHEET NAME: conceptual landscape and walls plan
SHEET NUMBER: L1.02

D C RANCH PARCELS
1.15 & 1.16-9301 &
9501 E. UNION HILLS
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE SITE PLAN FOR THE LOCATIONS OF THE FIRE LANES- PROVIDE HARD SURFACE EMERGENCY ACCESS A MIN. 83,000 LBS. G.V.W. --
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☒ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -06-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☒ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☒ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 15.

ATTACHMENT A

RESIDENTIAL SUBDIVISION DC RANCH PARCELS 1.15 & 1.16
STIPULATIONS FOR 17-PP-2004

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Site design shall conform to the land use budget for Planning Units 1 of case 54-ZN-89 #1-8, amended development standards for the R1-7 zoning district, and the Planning Master Plans for Planning Units 1 (PMP) to the satisfaction of Planning and Development Services' Plan Review staff.
2. Phase of all improvement shall comply with the Phasing Plan Submitted by MBB Designs, LLC with a date provided on the plans by City Staff of 12/1/04.
3. The developer shall provide an update to the 54-ZN-89#1-8 Land Use Budget Summary, and the Residential Land Use Summary (specifically for DC Ranch Planning Units 1) with the final plans submittal. The updates to these Summaries shall document conformance with the maximum densities and units, and the minimum NAOS to be provided by Planning Units Planning Units 1as noted in case 54-ZN-89#1-8, to the satisfaction of Planning and Development Services' Plan Review staff.
4. Tracts reserved for open space or other uses shall conform to the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
5. The design/elevations/color of proposed wash control devices shall be in conformance with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff. With the final plans submittal, the developer shall provide elevations, sections, details, etc., which shall be subject to Planning and Development Services' Plan Review (planning and civil) approval.
6. Final plat shall identify the *ownership* and maintenance of any land not used for residential lots.
7. Within 120 days of City Council approval of the final plat, the developer shall submit to the Scottsdale Aviation Director, a recorded "Supplemental Declaration Of Covenants, Conditions and Restrictions and Supplement To The Covenant, and Airport Notification" for DC Ranch Parcel 1.15 and Parcel 1.16, to the satisfaction of the City Attorney.
8. Enclosed court yards adjacent to lots in common tracts shall be defined as limited common element to the appropriate adjacent unit to the satisfaction of Planning and Development Services' Plan Review staff.

BIKEPATHS/PUBLIC USE TRAILS:

1. The internal path and sidewalk system shall be consistent with the Parks and Circulation Plan in the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.

ATTACHMENT B

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2. The developer shall indicate the location of trail connections and any associated easements with the final plans submittal.

WALL DESIGN:

1. The homeowners' association shall be responsible for the maintenance of the streetscape walls and site wall required for the street and infrastructure improvements. Note this requirement on the final plat.
2. All exposed walls and culverts shall include native stone veneer, textured stucco, or integrally colored concrete (or combination) having a color compatible to native soil, or otherwise approved by Planning and Development Services' Plan Review staff.

LANDSCAPING:

1. Landscaping shall be provided in accordance with Development Review Board case 56-DR-2004.

NATURAL AREA OPEN SPACE (NAOS) VISTA CORRIDORS:

1. If NAOS is proposed, provide a separate, dimensioned plan indicating the limits of construction to assure the (NAOS, drainage, vista corridor, and scenic corridor) remains natural - for field staff review and approval.
2. Vista Corridors easements shall be dedicated to the City of Scottsdale over washes that contain Q100 flows of 750 cfs and greater. The easement shall include the entire 100 year limits of inundation and shall be a minimum of 100-feet in width to the satisfaction of Planning and Development Services' Plan Review staff.
3. NAOS shall be dedicated over the entire vista corridor easements.

TRAFFIC STIPULATION REQUIREMENTS

CIRCULATION AND REFUSE

INTERNAL CIRCULATION:

1. The internal streets and accessways shall be private. The private street and accessway tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
2. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
3. The circulation elements shall be in conformance with the DC Ranch Master Circulation Plan for Planning Unit 1.

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4. Cul-de-sacs and roundabouts shall provide a minimum 90' diameter driveable surface in accordance with the commercial portion of Figure 8.1-2 of the City's Design Standards and Policies Manual, published December 1999.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE COLLECTION:

1. The City of Scottsdale's Solid Waste Services will not pick up individual refuse containers within the proposed private accessways in front of residences. Final plans shall designate refuse container pickup locations with lot or unit number specified and all container pickup locations shall be along the main internal drive.

SECONDARY FIRE ACCESS

1. The final plans shall show details of the two secondary fire access points to the existing Union Hills Drive including gates, curb cuts, surfacing, sidewalk (designed to meet H20 loading requirements). The secondary fire access shall meet the requirements of Rural Metro including but not limited to minimum 20'-0" clear width for gates and surfacing and surfacing designed for 83,000 lb gross vehicle weight.

GATED ENTRY REQUIREMENTS

1. The gated entry shall comply with Figure 8.1-1 of the City's Design Standards and Policies Manual, published December 1999 including a minimum 20'-0" clear width and a knox and strobe access system for gates.

94th STREET COMPLETION

1. Improvements for the extension of 94th Street between the existing and new Union Hills Drive shall be accepted by the City of Scottsdale prior to issuance of certificates of occupancy for buildings within parcels 1.15 and 1.16. A note stating this should be included on final plans.

DRAINAGE AND FLOOD CONTROL STIPULATIONS

CASE NO. 17-PP-2004

DRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate conformance to City ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division approval. Before the approval of final improvement plans by City staff, the developer shall submit two (2) hard copies of the complete final drainage report and plan. The final drainage report and plan shall:
 - a. The final drainage report shall be in general conformance with the preliminary drainage report for DC Ranch Parcel 1.15/1.16 prepared by Landmark Engineering.
 - b. Reference and be consistent with the approved drainage report for DC Ranch Planning Unit 1.
 - c. Provide final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
 - d. Provide calculations for sizing all road-crossing culverts. Provide calculations for determining depths of flow over all road crossings. Demonstrate that during the 100-year storm, all building lots will be accessible from the boundary of the development without having to drive through a depth of water of greater than 1 foot.
 - e. Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site. Include a discussion of how the lowest floor elevations are established.
 - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - g. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - j. Where rip-rap is proposed, provide calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, or hydraulic design of energy dissipaters for culverts and channels U.S. Department of Transportation, FHWA, September 1983.
3. STORM WATER STORAGE REQUIREMENT. Stormwater storage shall be provided per the approved addendum to the master drainage report and plan as stated in 2(a) above.
4. SPLIT FLOWS. Per Section 2.2, page 8, of the Design Standards and Policies Manual, in setting finished floor elevations regarding upstream splits, the engineer shall assume that 100% of the

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flow could go either direction in any given flood event. For infrastructure design, the estimate of the actual split based on a hydraulic analysis of the existing channel cross-sections must include a minimum safety factor of 30%.

5. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for City-owned utilities) from every affected utility company.
6. GRADING AND DRAINAGE PLAN. A final grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities (culverts, storm drains, berms, swales, etc.). Show the sizes of all culverts.
 - h. Show $Q_{(100)}$ at all culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - j. Note: "Where used, rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
 - m. *Wash stabilization options shall conform to the EDMP unless the City approves other options.*

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7. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
8. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
 - a. Submit a Notice of Intent (NOI) to ADEQ;
 - b. Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
 - c. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two copies of the NOI and a copy of the Storm Water Pollution Prevention Plan.
 - d. Send a Notice of Termination (NOT) to ADEQ when construction is completed.Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100 or from ADEQ's web site: <http://www.adeq.state.az.us/enviro/water/permits/stormwater.html#const>
9. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
10. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602-506-6700) for fees and application information.
11. The preliminary plat shows a portion of lot 25 of parcel 1.16 within drainage easement along Union Hills Drive. The applicant will need to pursue abandonment of the portion of the drainage easement that is within the proposed lot. The abandonment will need to be granted by the City of Scottsdale prior to scheduling the final plat for City Council consideration. If the abandonment is not granted, the final plat and plans will need to be reconfigured to remove the portion of lot 25 that is in conflict with the existing drainage easement.
12. An existing condition 100-year hydraulic model of the wash located west of parcel 1.16 shall be provided in the final drainage report and the limits of the 100-year floodplain shall be clearly shown and labeled on final plans for this parcel.
13. Lots 31 and 32 of parcel 1.15 and lots 18, 19, 20, and 40 of parcel 1.16 are in close proximity to large washes. The final drainage report shall provide an analysis of the potential for lateral erosion/meandering of these washes. Mitigation for potential erosion shall be provided if warranted based on the results of the analysis.

DRAINAGE STRUCTURES:

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1. **RETAINING WALLS.** Provide a structural design report for retaining walls, including but not limited to, scouring analyses and calculations for active forces based on an associated geotechnical analysis of the soil and soil conditions.

VERIFICATION OF COMPLIANCE

1. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, berms, and open channels as determined by City staff.

TRACTS AND EASEMENTS:

1. **DEDICATIONS.** Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood

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elevation.

- a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the City.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:
- a. Specify the right of the City to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
 - b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. WATER AND WASTEWATER MASTER PLANS. All water and sewer lines shall be constructed in accordance with the City's Water and Wastewater Master Plans and the approved Master Water and Wastewater Plans for DC Ranch Planning Unit 1.
3. BASIS OF DESIGN REPORT (WATER). Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 - b. Evaluate the project's water demands and their impact on the existing water system.

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- c. Determine the need for any additional water lines and water related facilities to support the proposed development.
 - d. Conform to the City's Integrated Water Master Plan.
 - e. Identify the timing of and parties responsible for construction of all water facilities.
4. BASIS OF DESIGN REPORT (WASTEWATER). Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 - b. Evaluate the project's wastewater demands and their impact on the existing wastewater system.
 - c. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 - d. Conform to the City's Wastewater System Master Plan.
 - e. Identify the timing of and parties responsible for construction of all wastewater facilities.
5. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-8743 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
6. CLEARANCE FROM WALLS. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed (1) with gates or removable wall panels for maintenance and emergency access; or, (2) as a standard wall and the developer shall indemnify utility companies from damage to walls associated with repair of water and sewer lines.
7. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
8. MANHOLE LOCATION. Manholes shall not be located on lots.

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9. LAYOUT OF WATER AND SEWER. The design/alignment of water and sewer shall comply with the requirements for water and sewer within DC Ranch and shall consist of a 9' parallel offset configuration with water and sewer under pavement when in a roadway section. Detailed design requirements for the alignment of water and sewer within DC Ranch may be obtained from final plan review staff.
10. The preliminary plat shows water services to the residences from the primary internal street. Public water mains will need to be extended into the private accessways and the services shall come off of the extended mains.
11. Where water and sewer lines are located outside of a roadway section , there shall be no trees of major cacti planted within 7 feet of water or sewer lines.
12. Where water and sewer lines are located outside of a roadway section , there shall be no longitudinal walls located within water or sewer easement.
13. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
 - a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before commencing construction, the contractor or developer shall provide evidence to City staff that a Certificate of Approval to Construct and/or Provisional Verification of General Permit Conformance has been approved by MCESD.
 - c. Before building permits are issued, the developer shall submit to the City a Certificate of Approval of Construction and/or Verification of General Permit Conformance signed by the MCESD and a copy of the as-built drawings.
 - d. Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

TRACTS AND EASEMENTS`:

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMITCASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
2. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
3. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

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STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Internal Drive	Local Residential	30-Foot Tract (Private)	30 Feet BC to BC	Roll Curb	
Accessways	Tract	24-Foot Tract (Private)	24 Feet BC to BC	Roll Curb	

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

CASE NO. 17-PP-2004
SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

PLANNING ORDINANCE REQUIREMENTS

LOT DESIGN:

1. Lot area and width shall comply with amended R1-7 district standards of case No. 54-ZN-89 #1-8.
2. All lots shall abut a public or private street, or private accessway, furnishing satisfactory access thereto in accordance with case No. 54-ZN-89 #1-8, as shown on the preliminary plat submitted by Landmark Engineering, dated 05-06-04.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. Comply with conditions of case No.: 54-ZN-89 #1-8 and 56-DR-2004.
2. Building structures shall not be built across property lines on to common owned tracts.

**Stipulations for Case:
DC Ranch Parcels 1.15 & 1.16
56-DR-2004**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Design Professionals, LLC with a date provide on the plans by city staff of 7/16/04.
 - b. Wall and fence elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by MBB Designs, LLC with a date provide on the plans by city staff of 7/1/04.
 - c. The location and configuration of all site improvements including walls shall be constructed to be consistent with the site plan submitted Landmark Engineering, Inc. with a date provide on the plans by city staff of 12/1/04.
 - d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by MBB Designs, LLC with a date provide on the plans by city staff of 12/1/04.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

10. The pool building and mailbox shall return to the Project Coordination Manager for Development Review Board approval.

Ordinance

- A. Building structures shall not be built across property lines on to common owned tracts.

SITE DESIGN:

DRB Stipulations

11. The developer shall submit a dimensioned site plan showing all site improvement and demonstrating compliance with case 54-ZN-89 #1-8, amended development standards.

Ordinance

- B. An accessible routes shall be provide to all buildings

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
14. 50% of the provided trees shall be mature as defined by the Zoning Ordinance.
15. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site, except as approved by Project Coordination Manager, in compliance with 54-ZN-89#1-8, or as previously approved through the Planning Master Plans for Planning Units 1 (PMP).

Ordinance

- C. The total provided area of water intensive plant material (any non-ADWR plant) shall not exceed the maximum allowable area as determined by the City of Scottsdale's City Code.
- D. The maximum distance between trees, shrubs, and ground cover limits shall not exceed 7-feet in accordance with the Zoning Ordinance
- E. If models homes are provided, they shall comply with the City Code. The landscape plans for any model home(s) shall be submitted for final plans review and approval.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

16. All exterior luminaries shall be consistent with the approved PMP and the Thematic Character Study for Planning Units II & IV.
17. If parking lot lighting is proposed, it shall return to the Development Review Board for subsequent approval.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

18. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- F. The developer shall provide a minimum of 6-bike parking space adjacent to the pool.

- G. The developer shall provide a minimum of 3 accessible stalls, one of which shall be van accessible, disturbed through the project.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

19. No exterior vending or display shall be allowed.
20. Flagpoles, if provided, shall be one piece, conical, and tapered.

Ordinance

- H. All signs shall be consistent with the approved Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.

RELEVANT CASES:

Ordinance

- I. At the time of review, the applicable zoning, and DRB case(s) for the subject site were: 54-ZN-89 #1-8 and 17-PP-2004.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

21. Comply with the stipulations of case 17-PP-2004